



FOR SALE OR LEASE

FOR MORE INFORMATION, CONTACT:

Lisa Stanley
Executive Director
+1 916 769 3141
lisa.stanley@cushwake.com
Lic # 01340056

Kris Kalmbach
Managing Director
+1 916 288 4421
kris.kalmbach@cushwake.com
Lic # 01436668

777 12TH STREET

SACRAMENTO, CA 95814

The Offering



Property Facts	
ADDRESS	777 12th Street, Sacramento, CA
YEAR BUILT	1983
STORIES	3
BUILDING SIZE	±39,119 RSF
SITE AREA	0.44 Acres
PARKING RATIO	Covered, 75 Spaces
OCCUPANCY	50% - Ownership occupies Floor 3 and will vacate or lease back per agreed upon terms
PRICING	\$4,695,000
PRICE/SF	\$120.00
LEASING	Rent = \$1.95/SF Full Service



CUSHMAN & WAKEFIELD, as exclusive advisor, is pleased to present the opportunity to acquire the 100% fee simple interest in 777 12th Street (the “Property”), a 39,119 SF, three-story office building. The Property will be delivered vacant and is available in the heart of the highly sought after Downtown submarket of Sacramento. It is well positioned for an owner-user or investment opportunity.



Investment Highlights

OWNER-USER/ VALUE-ADD OPPORTUNITY

With limited properties available for sale in Downtown Sacramento, 777 12th Street presents a rare opportunity for an owner-user to occupy its own building with on-site, secured parking. The building also offers value added investors the opportunity to lease to public and private sector tenants in the highly sought after Downtown Sacramento submarket. Buyers may also explore development into a variety of uses including residential/multi-family, senior housing, co-working space or other mixed uses.

SECURE PARKING/ PARKING INCOME

The Downtown and Midtown average parking ratio is 2 per 1,000 SF. 777 12th Street provides secured parking, a rarity in the Downtown and Midtown submarkets with 75 tandem, covered & secure parking spaces. Additionally there are five dual port (10 ports total) charging stations. Parking rents in Downtown Sacramento generally range from \$150-225 per space, per month.



SACRAMENTO CITY HALL



GOLDEN CENTER 1



IDEAL LOCATION

The property is located on the H Street Corridor surrounded by numerous amenities, parking and public transportation. A light rail stop is conveniently located across the street, providing employees and visitors access to the building from throughout the Greater Sacramento Region. The building is situated in close proximity to the U.S Courthouse, Sacramento City Hall, Memorial Auditorium, the Convention Center, Golden 1 Center, Downtown Commons, California State Capitol and a variety of other government buildings. Additionally, the Property is closely located to the Railyards Development which will potentially include the new MLS Stadium for the Sacramento Republic.

PROPERTY SUMMARY

777 12th Street is a three-story office building comprising of 39,119 RSF in the Downtown submarket of Sacramento, located at the NW corner of 12th Street and H Street. The building was originally constructed in 1983. The project has been acclaimed for its architectural design and has skylights and open stairwells throughout the property which provides an abundance of natural light. The property covers 0.44 acres and includes 75 covered spaces which is located on the ground floor.

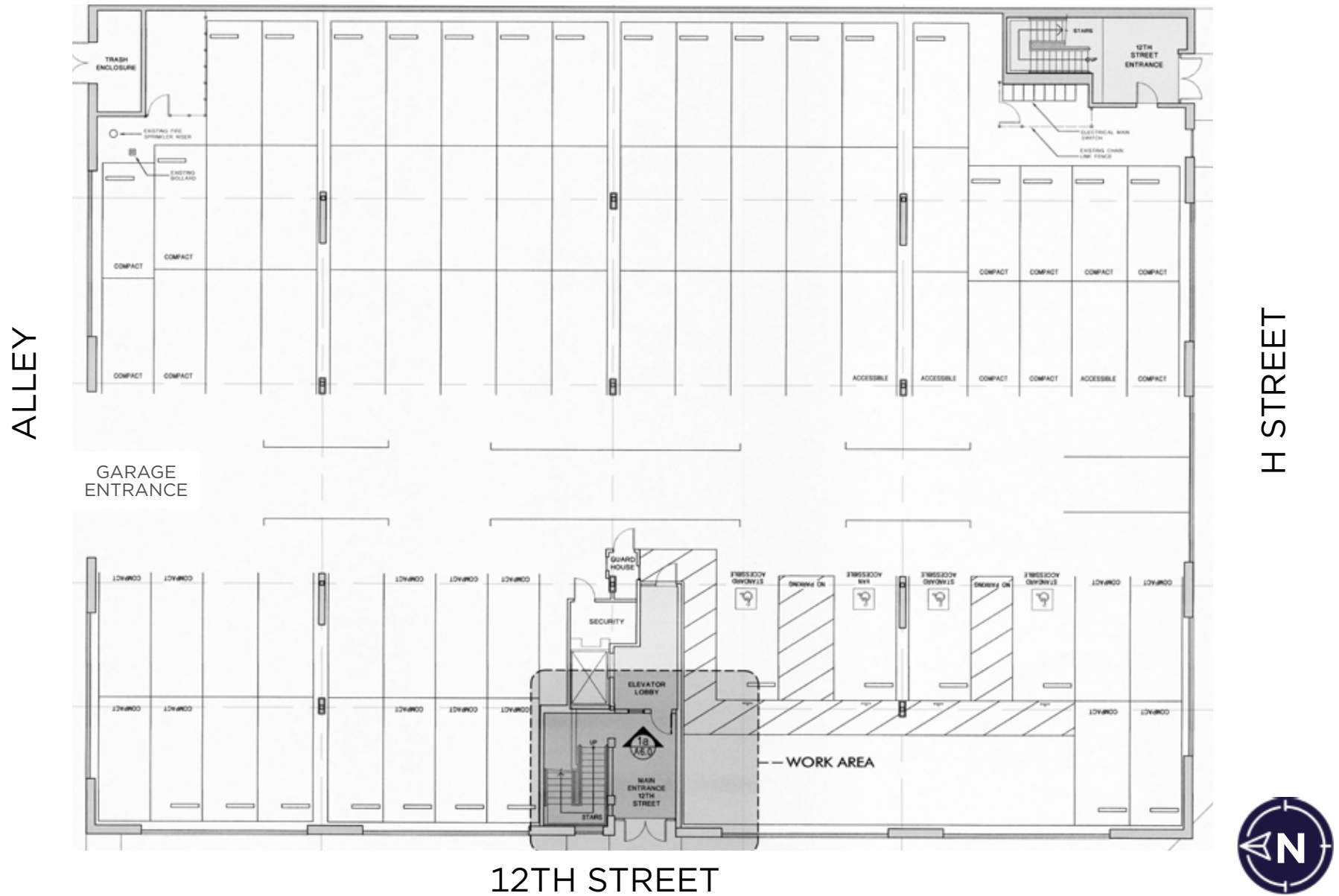
KEY BUILDING STATISTICS/CONSTRUCTION DETAILS

ADDRESS	777 12th Street, Sacramento, CA 95814
COUNTY	Sacramento
PARCEL NUMBER	002-0162-020
BUILDING SIZE	±39,119 RSF
STORIES	3
FLOORS	1 ST Level: Parking 2 ND Level: Office 3 RD Level: Office
LAND AREA	0.44 Acres
YEAR BUILT	1983
ZONING	C-2, Sacramento
PARKING	75 Covered Spaces, 1st level of Secured Parking
ENERGY STAR	Yes, received in 2010
CONSTRUCTION TYPE	Masonry
EXTERIOR	Brick
ROOFING	Flat tar
ELEVATORS	1

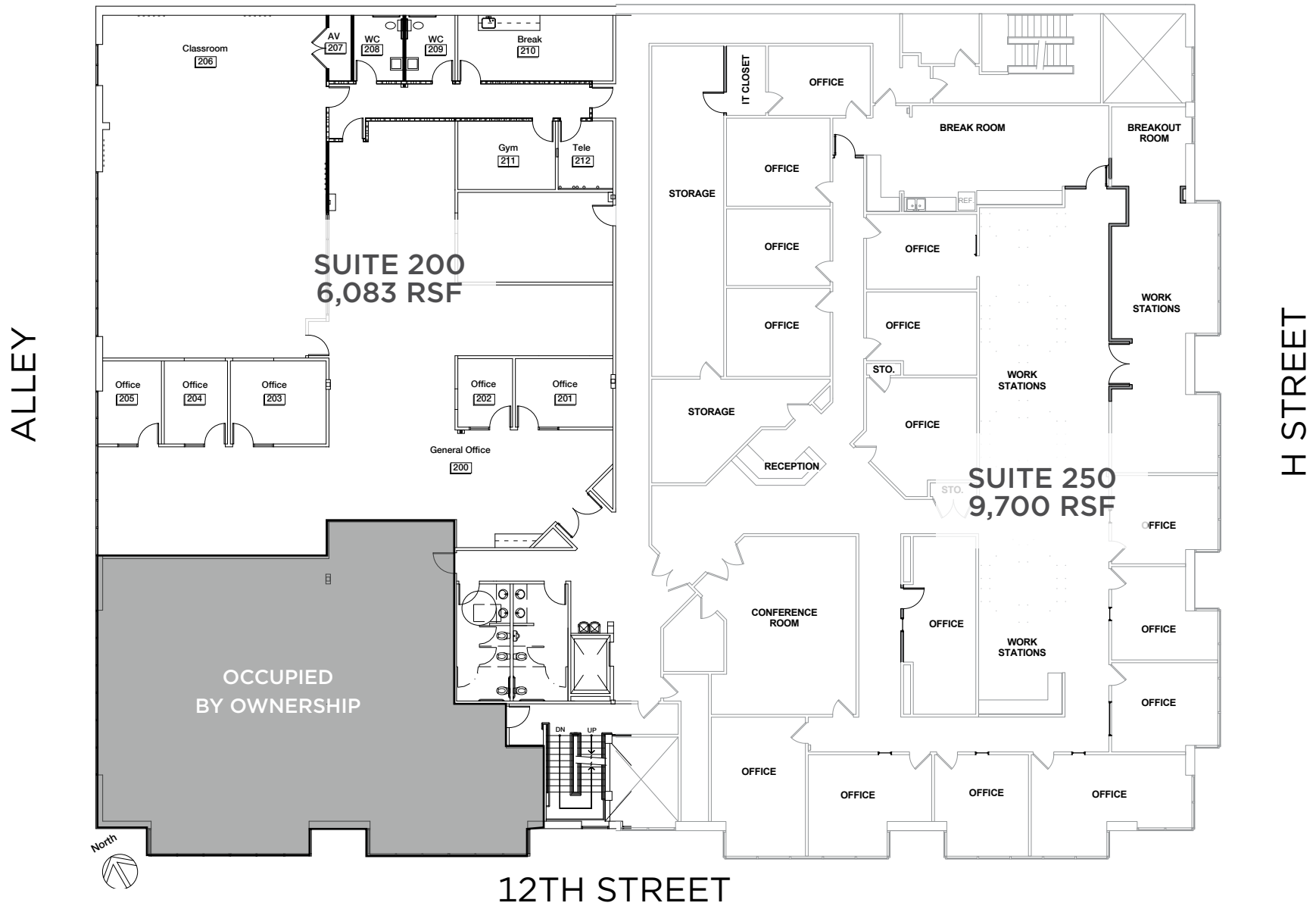


Floor Plans

GROUND FLOOR



SECOND FLOOR



Floor Plans

THIRD FLOOR - CURRENTLY OCCUPIED BY OWNER

±19,500 RSF

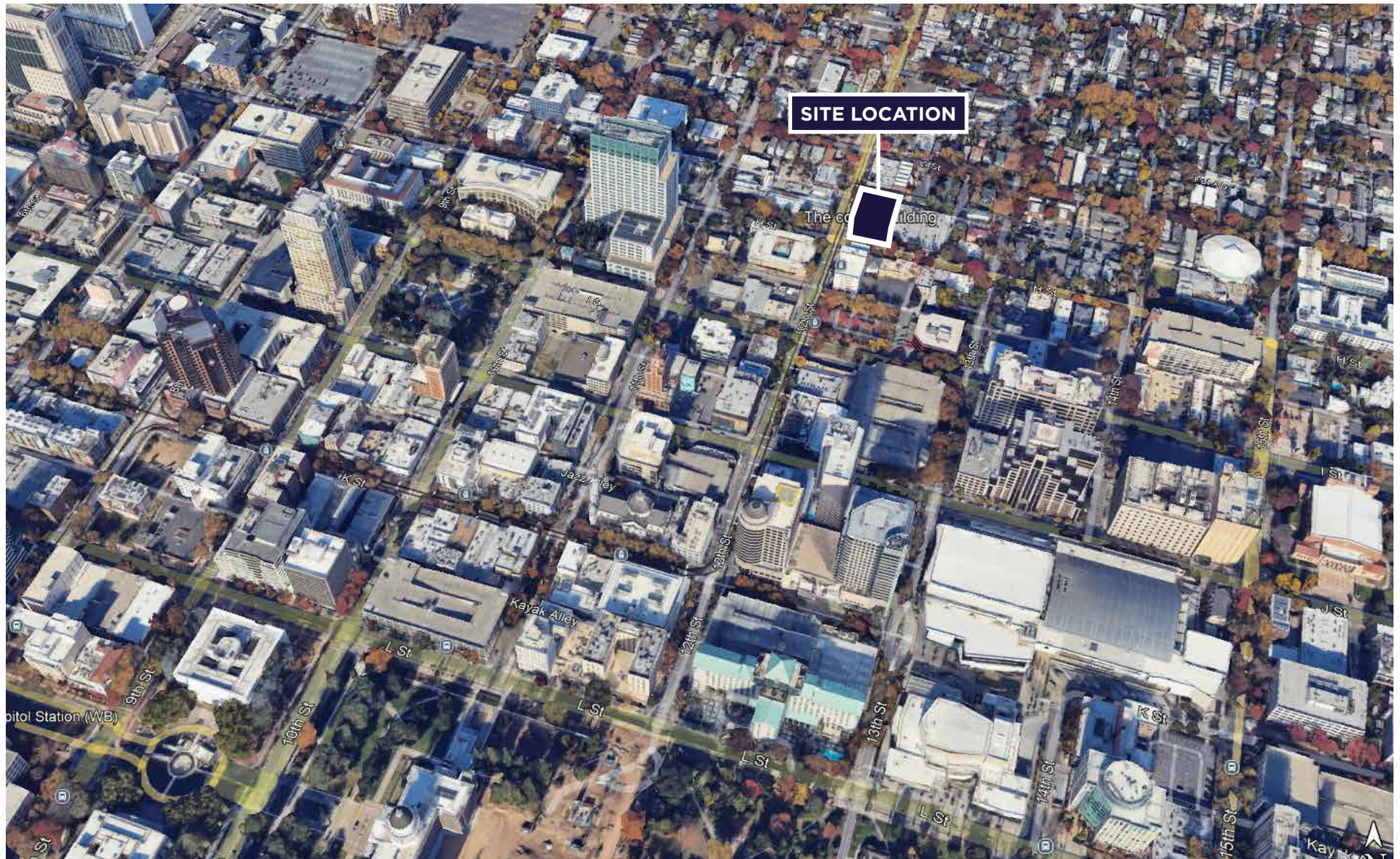


Property Photos

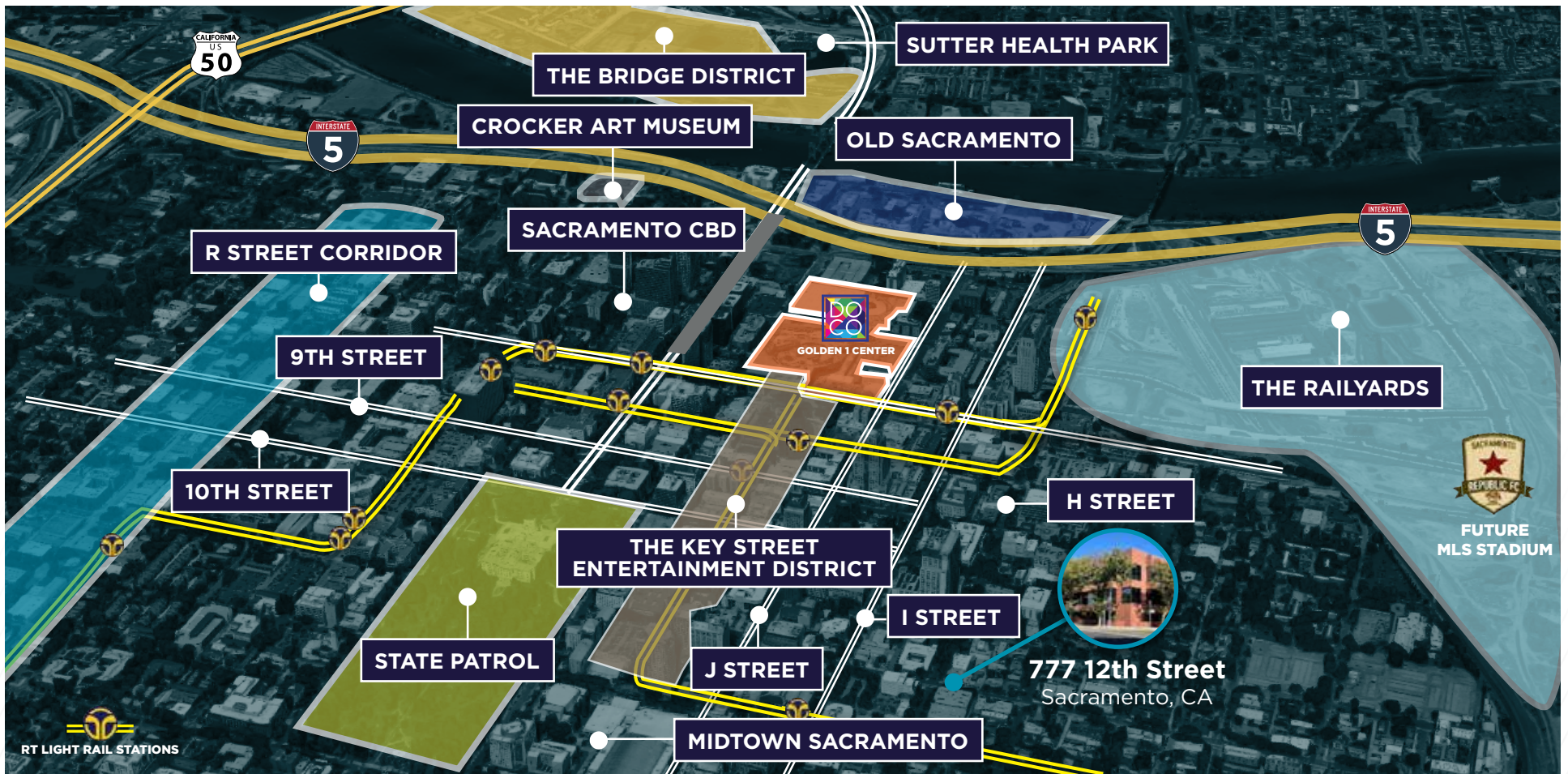


Aerial Map

777 12th Street Sacramento, CA 95814



Location Map



R STREET CORRIDOR

Sacramento's emerging vibrant and distinctive arts district which rests along on the State's first rail-road and industrial corridors.

- 15+ new restaurants
- Over 350 new residential units

BRIDGE DISTRICT

The Bridge District development encompasses 188 acres and will consist of 12.5 million square feet (MSF) of commercial office, hotel and retail including 4,000 residential units.

Sacramento's exceeding demand for urban housing is exemplified by the Bridge District's successful release of homes for purchase.

RAILYARDS

The Railyards is a 4.3 MSF redevelopment on 240 acres and is the largest brownfield development in the US.

The location north of Downtown will expand the urban core by creating an immense supply of residential and commercial space.

THE KAY

The Kay, Downtown's entertainment district, spans from the Sacramento River to the Sacramento Convention Center. DOCO is a major attraction to this already pedestrian-friendly, lively corridor.

700 Block of K Street Development: Nearing completion - 137 apartments units and 72,000 SF of retail.

LANDMARKS

Downtown is home to several landmarks, drawing the following number of visitors annually:

- Old Sacramento: 4.3 million
- California State Capitol: 750,000
- Raley Field: 600,000
- Crocker Art Museum: 286,000
- \$250M, 20,000 seat soccer specific stadium. Scheduled to be delivered 2027.

Aerial Map

777 12th Street Sacramento, CA 95814

EVENTS VENUES HOTELS GOVERNMENT RETAIL PARKS





FOR MORE INFORMATION, CONTACT:

Lisa Stanley
Executive Director
+1 916 769 3141
lisa.stanley@cushwake.com
Lic # 01340056

Kris Kalmbach
Managing Director
+1 916 288 4421
kris.kalmbach@cushwake.com
Lic # 01436668



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.